

FIFTY-FIVE 55
DUNBAR
Established Village Living

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A RARE WESTSIDE COLLECTION

A BOUTIQUE COLLECTION
OF 1, 2 & 3 BEDROOM HOMES

CALL 604 568 7551

OMICRON magnum



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CLEVERLY DESIGNED...

EXCEPTIONAL INTERIORS

- Interior design by Occupy Design
- Two elegant colour palettes to choose from: Ash or Chestnut
- Elegant hardwood flooring throughout
- Luxurious wool-blend carpets in bedrooms
- Sleek rollerblinds on living area and bedroom windows, with vertical slat blinds on all enclosed balcony windows
- Solid-core slab-style swing doors with satin nickel levers
- Dependable Whirlpool stacked washer and dryer
- Expansive 9' ceilings in Ground Floor and Penthouse Level homes

MOUThWATERING KITCHEN

- Waterfall Caesarstone countertop with square edge
- Contemporary full-height solid Caesarstone backsplash
- Quality wood veneer cabinetry with edge pulls on lower cabinets and finger pulls on upper cabinets
- Recessed undercabinet lighting to ensure well-lit workspaces
- Unique pendant fixture lighting over kitchen island (in select homes)
- Premium stainless steel appliance package:
 - Bosch stainless steel and cast iron gas cooktop
 - Bosch stainless steel wall oven
 - Faber sleek 30" stainless steel hood fan
 - Fisher-Paykel stainless steel fridge with French door
 - Bosch fully-integrated dishwasher
 - Panasonic stainless steel microwave and trim kit
- Richelieu Magic Corner (in select homes)
- Convenient in-sink waste disposal system
- European-style stainless steel double bowl undermount sink
- Grohe dual-spray pull-down stainless steel faucet

REFRESHING BATHROOMS

- Beautiful solid Caesarstone countertop with square edge
- Quality wood veneer cabinetry
- Floating silver mirror with polished edges
- Extra-bright vanity wall sconce
- Modern large polished porcelain tile walls and floors
- Chelini rectangular undermount sink
- Water-efficient Toto dual flush toilet
- Relaxing Acritec soaker tub
- Stylish Arc curved shower bar
- Stylish Grohe chrome accessories

THOUGHTFUL EXTRAS

- Classic architectural style by Rositch Hemphill Architects designed with quality exterior building materials including coated concrete, glazed brick, cementitious siding and panels, and double glazed windows and patio doors
- Secure gated underground parking
- Minimum one parking spot included with each home
- Secured storage lockers at parking level (in select homes)
- Electrical vehicle charging stations at parking level
- FOB-access enterphone lobby
- FOB-floor-access-controlled elevator
- Ample bike storage
- Designed around a lush interior courtyard, most homes feature their own private sanctuary landscaped with vibrant trees and flowers
- 2-5-10 National New Home Warranty



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33 DISTINCTIVE DUNBAR HOMES...

Designed around
an enchanting
courtyard garden.

One, two and
three bedrooms.

Create your
own Westside story.



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1 2 3 4 5 6 7 8

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CLEVERLY DESIGNED AND TASTEFULLY APPOINTED...

Flawless interiors feature solid hardwood flooring, sleek roller blinds and luxurious wool-blend carpeting for enduring elegance.

Kitchens reflect a taste for the good life with premium stainless steel appliances, Caesarstone countertops and high-quality cabinetry.

Chic bathrooms invite daily rejuvenation with polished porcelain, a stylish arc curved shower bar and sumptuous soaker tubs.

Classically styled with cutting-edge materials and state-of-the-art security, each solidly built home is backed by a 2-5-10 National New Home Warranty.



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A VIBRANT COMMUNITY WITH NATURE NEXT DOOR...

You long to live close to nature, but not enough to give up lattes and Louboutins. The best of all worlds, Fifty-Five55 Dunbar mixes rural with refined. Conveniently close to home, you'll find upscale shops and services in Dunbar Village and Kerrisdale alongside the serenity of UBC's Endowment Lands, Southlands and Pacific Regional Spirit Park. You'll also find golf courses, horseback riding, parks and trails galore. Whoever said you can't have it all, clearly lived somewhere else.

[DOWNLOAD MAP & DIRECTORY](#)



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FIFTY-FIVE 55
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DIRECTORY

Banking

- BMO BANK OF MONTREAL
4395 DUNBAR STREET
(604) 665-7093
- CIBC
2288 WEST 41ST AVENUE
(604) 257-1177
- H&R BLOCK
4220 DUNBAR STREET
(604) 713-1500
- HSBC
2164 WEST 41ST AVENUE
(604) 267-3190
- RBC ROYAL BANK
4205 DUNBAR STREET
(604) 665-5972
- SCOTIABANK
5659 DUNBAR STREET
(604) 668-3713
- TD TORONTO DOMINION
4200 DUNBAR STREET
(604) 654-6888
- BUSY BEE DRYCLEANING
3556 WEST 41ST AVENUE
(604) 263-2215
- DUNBAR 1 HOUR CLEANERS
AND CUSTOM ALTERATIONS
4479 DUNBAR STREET
(604) 224-3818
- G&S DRYCLEANING
4410 DUNBAR STREET
(604) 736-5808
- MACKENZIE CLEANERS
2895 WEST 33RD AVENUE
(604) 261-1813
- MONEY'S DRYCLEANING
4389 DUNBAR STREET
(604) 224-5112
- PRESSED FOUR TIME
3594 WEST 41ST AVENUE
(604) 261-0440
- WEST BOULEVARD CLEANERS
5575 WEST BOULEVARD
(604) 263-9131

Dry Cleaners

Food
& Wine

- ADONIA TEA HOUSE
2057 WEST 41ST AVENUE
(604) 261-0049
- BEAN AROUND THE WORLD
5601 DUNBAR STREET
(604) 261-8188
- BLAQ SHEEP
5601 DUNBAR STREET
(604) 261-8188
- BRICK OVEN PIZZERIA
4265 DUNBAR STREET
(604) 228-1822
- BUTTER BAKED GOODS
4321 DUNBAR STREET
(604) 221-4333
- CAFÉ ARTIGIANO
2154 WEST 41ST AVENUE
(604) 267-1008
- THE DUNBAR (BAR)
4497 DUNBAR STREET
(604) 222-9922
- DUNBAR LIQUOR BOUTIQUE
5648 DUNBAR STREET
(604) 267-2337
- DUNBAR PRODUCE
4355 DUNBAR STREET
(604) 228-8615
- FAUBOURG
2156 WEST 41ST AVENUE
(604) 266-2156
- FORSTER'S FINE CHEESES
2104 WEST 41ST AVENUE
(604) 261-5813
- HANDI CUISINE OF INDIA
4432 DUNBAR STREET
(604) 738-3186
- IGA
3535 WEST 41ST AVENUE
(604) 873-8377
- PACIFIC SPIRITS WINE CELLAR
4474 DUNBAR STREET
(604) 738-1299
- RED ONION RESTAURANT
2028 WEST 41ST AVENUE
(604) 263-0833
- SECRET GARDEN TEA
5559 WEST BOULEVARD
(604) 261-3070

- SHAUGHNESSY FINE MEATS
2233 WEST 41ST AVENUE
(604) 266-6911
- SIMON'S KITCHEN
4418 DUNBAR STREET
(604) 734-1135
- SOUTHLAND FARM MARKET
3004 WEST 41ST AVENUE
(604) 264-0112
- SPICE ISLANDS INDONESIAN
3592 WEST 41ST AVENUE
(604) 266-7355
- STONG'S MARKET
4560 DUNBAR STREET
(604) 266-1401
- VILLAGE VQA WINES
3536 WEST 41ST AVENUE
(604) 269-9433
- WEIGH TO GO BULK FOODS
3534 WEST 41ST AVENUE
- WILD SUSHI
4288 DUNBAR STREET
(604) 568-9668

Home
& Garden

- CALL THE KETTLE BLACK
2150 WEST 41ST AVENUE
(604) 261-3599
- INNOVA KITCHENS AND BATHS
2246 WEST 41ST AVENUE
- THOMAS HOBBS
2127 WEST 41ST AVENUE
(604) 263-2601
- NESTING KIDS
2126 WEST 41ST AVENUE
(604) 734-5437
- PIER 1 IMPORTS
2326 WEST 41ST AVENUE
(604) 269-9599

Pharmacies

- SHOPPER'S DRUG MART
4326 DUNBAR STREET
(604) 732-8855
- PHARMASAVE
4198 DUNBAR STREET
(604) 732-3010
- KERRISDALE PHARMACY
5591 WEST BOULEVARD
(604) 261-0333

Schools

- LITTLE PEOPLE PRESCHOOL
5600 BALACLAVA STREET
(604) 261-2219
- CROFTON HOUSE SCHOOL
3200 WEST 41ST AVENUE
(604) 263-3255
- POINT GREY SECONDARY
5350 EAST BOULEVARD
(604) 713-8220
- SOUTHLANDS ELEMENTARY
5351 CAMOSUN STREET
(604) 713-5414
- ST. GEORGE'S SCHOOL
4175 WEST 29TH AVENUE
(604) 224-1304
- WEST POINT GREY
ACADEMY
4125 WEST 8TH AVENUE
(604) 222-8750
- DUNBAR MEMORIAL
PRESCHOOL
4747 DUNBAR STREET
(604) 222-6065
- ST. JOHN'S SCHOOL
2215 WEST 10TH AVENUE
(604) 732-4434

Shopping
Boutiques

- HILLS OF KERRISDALE
2125 WEST 41ST AVENUE
(604) 266-9177
- PEEKABOO BABY BOUTIQUE
4229 DUNBAR STREET
(604) 228-0804
- MONALIZA'S LINGERIE
2283 WEST 41ST AVENUE
(604) 266-4598
- KERRISDALE BOOTERY
2182 WEST 41ST AVENUE
(604) 261-6371
- GAP KIDS
2134 WEST 41ST AVENUE
(604) 269-2550



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PREMIER SCHOOLS BOTH PUBLIC AND PRIVATE...

From preschool to post-secondary, Dunbar-Southlands has the highest concentration of prestigious schools in the Lower Mainland. Minutes away, the University of British Columbia holds a world-class reputation for advanced research and learning. Nearby, is Crofton House, BC's leading independent girls' school, and St. George's, an internationally renowned school for boys. Public schools in the area also receive top marks, including Point Grey Secondary School in the catchment area. As well, Dunbar-Southlands is home to five excellent elementary schools and two preschools.



University of British Columbia, St. George's School Junior Campus

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LEISURE LIFESTYLE GOLF, BIKE, HIKE, RIDE...

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Southlands Golf & Country Club, Biking in UBC Endowment Lands

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A TRUSTED BUILDER WITH EXACTING STANDARDS...

Omicron is the largest integrated development, design and construction firm in Western Canada, with offices in Vancouver, Victoria and Calgary. Our team integrates outstanding design, superior construction practices and the highest standards of environmental integrity to create inspiring and enduring residential homes. We have won numerous awards including being named one of Canada's Best Managed Companies for the past three years. Enjoy the peace of mind that comes from knowing your home was built by a trusted builder with an extensive and proven track record.



Coho Residential Development



Casa Loma Lakeshore Resort



Arbutus Club

OMICRON
TOTAL + BUILDING + SOLUTIONS



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A BOUTIQUE COLLECTION
OF 1, 2 & 3 BEDROOM HOMES



PRESENTATION CENTRE LOCATED AT
5555 DUNBAR ST, OPEN DAILY NOON - 5PM

CALL 604 568 7551
FAX 604 568 5033

info@5555dunbar.com

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Rare Vancouver Westside Homes for Sale at Fifty-Five55 Dunbar Residences by Omnicron > 1 to 3 Bedroom 5555 Dunbar Vancouver West Side Condos

FIFTY-FIVE 55
DUNBAR
Established Village Living

**A RARE
WEST-SIDE
LOCATION**

A BOUTIQUE COLLECTION
OF 1, 2 & 3 BEDROOM HOMES



FIFTY FIVE 55 Dunbar Vancouver Westside Homes for Sale

A rare Vancouver Westside real estate collection in the established neighbourhood of Dunbar Vancouver is coming soon and brought to you by Omnicron. The FIFTY FIVE 55 Dunbar Vancouver Westside homes for sale will start from the high \$300,000s (very affordable for this central location) and the presales will start in Fall 2012. Established village living is coming soon to 5555 Dunbar Vancouver BC with only 33 distinctive one, two as well as three bedroom homes available. The target market for the FIFTY FIVE 55 Dunbar Vancouver Westside homes includes professional singles/couples in addition to families and downsizers looking to sell their family home and live in a maintenance free community whilst staying in the Westside Vancouver Dunbar real estate district. This is a vibrant



community with nature next door in addition to being within walking distance to an urban village with amenities to match any other. The Westside Vancouver FIFTY FIVE 55 Dunbar condos will also be very close to Vancouver's top ranked premier schools (both public and private) in addition to many recreational options including riding, hiking, biking and golfing. Register online at www.5555dunbar.com for more information regarding the upcoming fall launch at 5555 Dunbar Vancouver homes on the West Side. The Fifty Five 55 Dunbar Vancouver apartments are brought to you by Omnicron Developers.



West Side Vancouver Fifty-Five55 Dunbar – A Rare Westside Collection

From the Fifty-Five55 Dunbar Vancouver real estate marketing team > The pent up demand has completely exceeded expectations - Fifty-Five55 Dunbar is an extremely rare chance to own in an established Westside Vancouver real estate location. Only 33 one, two and three bedroom West Side Vancouver homes are available, and opportunities like this in the prestigious Dunbar-Southlands community are scarce. EXCLUSIVE OPPORTUNITY: PREVIEW 5555 DUNBAR! You have been eagerly waiting for more information, and we thank you for your patience! We would like to afford our early registrants the first opportunity to learn more about this exciting sought after West Side Vancouver Fifty-Five55 Dunbar apartment development, before we open to the general public. Visit the recently completed Fifty-Five55 Vancouver Dunbar Sales Centre (with 2 bedroom vignette!) for starting prices, suite types, and size ranges to enable you to move forward with your purchase decision.



WHO: Early VIP Registrants ONLY

WHEN: This Saturday or Sunday (September 22/23) from 3 - 5pm

WHERE: 5555 Dunbar Street (click for map!)

With only 33 homes available at 5555 Dunbar Vancouver West Side Apartments, we strongly urge you to visit us during the following Preview Times. The Fifty-Five55 Dunbar Team. Register online at www.5555dunbar.com today!

5555 Dunbar Vancouver Condos

This is one of the very first new developments in the Westside Vancouver Dunbar real estate district to be built in the past few decades, so there is a lot of anticipation for the initial release of these residences. Called the Westside Vancouver 5555 Dunbar condos, these luxury residences will range from 1 to 3 bedroom floor plans and will be a four storey, mixed use project that will only offer thirty three homes in total. The prices for the 5555 Dunbar Vancouver Westside luxury condos will start from the \$300k range and some of the superior finishes will include such things as standard nine foot ceilings, quartz stone counters and hardwood floors. This is a very rare opportunity for Westside Vancouver property as you will be ideally situated close to an active and urban village with easy access to golf, great schools, hiking/biking trails, UBC and much more. Priority registration for the 5555 Dunbar Vancouver condos has now started.

Refined Living in an Established Dunbar Vancouver Westside Neighbourhood

Dunbar has traditionally been one of the most sought after Westside Vancouver neighbourhoods for city dwellers. Now, 5555 Dunbar Vancouver condos launches 33 new residences that represent the area's first residential condominium development in many years. The low-rise Vancouver 5555 Dunbar apartment residences feature a private central courtyard on the 2nd floor in addition to outdoor amenity spaces. For most homes, these are directly accessible from your own residence. The windows and exposures for most of these homes at 5555 Dunbar Vancouver Westside condos have both east and west light and the presentation centre features a two bedroom vignette that is super sexy and very functional. Some of the interior features of the luxury Vancouver 5555 Dunbar apartment residences includes gas cooktop, Fisher & Paykel fridge with ice maker, digital water dispenser and slim pullout storage unit. Because the 5555 Dunbar Vancouver Westside condo development is within the Point Grey catchment, families



can also send their kids to the best public and private schools in the city. In addition, downsizers have a chance to stay in the Dunbar community after selling their single family homes. The 5555 Dunbar Vancouver luxury condos are very close to Pacific Spirit Park and the Endowment Lands in addition to three golf courses and much more. The presentation centre is located at 5587 Dunbar Vancouver (north of 41st) and the 5555 Dunbar Vancouver Westside luxury condos are priced affordably from the higher \$300' s.



Fifty-Five55 Dunbar - A Rare Westside Collection

FIFTY-FIVE 55
DUNBAR
Established Village Living

Dear Les,

This is a gentle reminder for our **exclusive Realtors-only event this Wednesday, September 19th.**

Response from Realtors and the public has been tremendous - *Fifty-Five55 Dunbar* is an **extremely rare** chance to own in an **established Westside location.**

Only 33 one, two and three bedroom homes are available, and opportunities like this in the prestigious **Dunbar-Southlands community** are scarce.

Realtor Bonus and Client Purchase Incentive

+

Rare Offering

+

High Demand Area

=

GREAT MONEY-MAKING OPPORTUNITY

REMINDER: Be the FIRST - Realtor Preview Event

WHY?:

1. Get details on our limited **Realtor Bonus** and client purchase incentive
2. Get detailed information on the project
3. Find out how to help your clients gain **front-of-the-line access**
4. Attend an exclusive Realtor-only tour of our brand new Sales Centre with 2 bedroom vignette

WHO: Magnum VIP Realtors **only** (clients not expected)

WHEN: Wednesday, September 19th from **3 - 5pm**

WHERE: [5555 Dunbar Street \(North of 41st\)](#) - [click for map!](#)

*We are absolutely over-subscribed! **Please RSVP** by tomorrow afternoon.*

Sincerely,

The Fifty-Five55 Dunbar Team

604.568.7551

www.5555dunbar.com / info@5555dunbar.com

604 568 7551 | 5555dunbar.com

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From: Fifty-Five55 Dunbar [mailto:info@5555dunbar.com]
Sent: September-13-12 5:01 PM
To: Les Twarog
Subject: Magnum Projects Presents: Fifty-Five55 Dunbar

Fifty-Five55 Dunbar - A Rare Westside Collection

<http://www.mylasso.com/FileWarehouse/Projects/Project_1991/Images/header.gif>

Dear Les,

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<http://www.mylasso.com/FileWarehouse/Projects/Project_1991/Images/120910_Dunbar_41st_Street_View_HR_01.jpg>

Realtor Bonus and Client Purchase Incentive

Rare Offering

High Demand Area

GREAT MONEY-MAKING OPPORTUNITY

Be the FIRST - Realtor Preview Event

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4. Attend an exclusive Realtor-only tour of our brand new Sales Centre with 2 bedroom vignette

WHO: Magnum VIP Realtors only (clients not expected)

WHEN: Wednesday, September 19th from 3 - 5pm

WHERE: 5555 Dunbar Street (North of 41st)

We are absolutely over-subscribed! Please RSVP no later than Monday, September 17th

Sincerely,

The Fifty-Five55 Dunbar Team
604.568.7551
www.5555dunbar.com

